

039.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

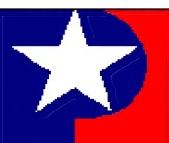
616,100 / 616,100

USE VALUE:

616,100 / 616,100

ASSESSED:

616,100 / 616,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		REGIS RD, ARLINGTON

OWNERSHIP

Owner 1:	OLSTAD DAVID &	Unit #:	
Owner 2:	RAMSAMMY SHELISA		
Owner 3:			

Street 1: 19 REGIS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	ROWE ELLEN A & LEO W -
Owner 2:	-

Street 1: 19 REGIS ROAD

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										25831
										GIS Ref
										GIS Ref
										Insp Date
										10/31/18

PREVIOUS ASSESSMENT

Parcel ID 039.0-0003-0008.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,000	0	6,480.	393,200	616,200	616,200	Year End Roll	12/18/2019
2019	101	FV	192,900	0	6,480.	356,400	549,300	549,300	Year End Roll	1/3/2019
2018	101	FV	192,900	0	6,480.	337,900	530,800	530,800	Year End Roll	12/20/2017
2017	101	FV	192,900	0	6,480.	294,900	487,800	487,800	Year End Roll	1/3/2017
2016	101	FV	192,900	0	6,480.	251,900	444,800	444,800	Year End	1/4/2016
2015	101	FV	180,400	0	6,480.	233,500	413,900	413,900	Year End Roll	12/11/2014
2014	101	FV	171,600	0	6,480.	193,500	365,100	365,100	Year End Roll	12/16/2013
2013	101	FV	171,600	0	6,480.	184,300	355,900	355,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE ELLEN A &	62140-499		6/28/2013		454,000	No	No		
	19680-300		3/1/1989		180,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2013	340	Renovate	11,915	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/29/2013	Info Fm Prmt	EMK	Ellen K
2/10/2009	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	263	PATRIOT
2/18/2000	Measured	197	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	5 - Cape			Full Bath:	1	Rating:	Average	SHED=VINYL. OF=SINK IN BMT.											
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:													
Foundation:	2 - Conc. Block			A 3QBth:	Rating:														
Frame:	1 - Wood			1/2 Bath:	Rating:														
Prime Wall:	4 - Vinyl			A HBth:	Rating:														
Sec Wall:				OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	BEIGE			A Kits:	Rating:														
View / Desir:				FrpL:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1952	Eff Yr Blt:			Location:														
Alt LUC:				Total Units:															
Jurisdct:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall:	1 - Drywall			Functional:				Interior:				1	6	2	M				
Sec Int Wall:				Economic:				Additions:											
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	4 - Carpet			Override:				Baths:											
Sec Floors:				Total:	18.6 %			Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 105.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric:	3 - Typical			Const Adj.: 0.98010004				COMPARABLE SALES											
Insulation:	2 - Typical			Adj \$ / SQ: 138.929				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext:	S			Other Features: 57451															
Heat Fuel:	1 - Oil			Grade Factor: 1.00															
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys:	1				NBHD Mod:														
% Heated:	100				LUC Factor: 1.00														
Solar HW:	NO				Adj Total: 273887														
% Com Wall:				Depreciation: 50943				Juris. Factor:				Before Depr:	138.93						
				Deprecated Total: 222944				Special Features:	0				Val/Su Net:	97.25					
								Final Total:	222900				Val/Su SzAd:	173.87					
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS												PARCEL ID				039.0-0003-0008.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1975	0.00	T	35.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1

Level FY LR DR D K FR RR BR FB HB L O

Other Upper

Lvl 2

Lvl 1

Lower

Totals RM: 6 BRs: 2 Baths: 1 HB

Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General: Totals

1 6 2 M

13 32

16 12 11 10 22 6 10 13 13 5 5

HST
FFL
BMT
(768)

FFL (130)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	898	138.930	124,758						
BMT	Basement	768	41.680	32,009						
HST	Half Story	384	138.930	53,349						
WDK	Deck	182	11.270	2,050						
EFP	Enclos Porch	60	71.160	4,269						
Net Sketched Area: 2,292				Total: 216,435						
Size Ad	1282	Gross Are	2676	FinArea	1282					

IMAGE

AssessPro Patriot Properties, Inc